

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Hughes Street, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Montmorency

Period - From

01/10/2024

to

30/09/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	65 Coventry St MONTMORENCY 3094	\$927,000	11/08/2025
2	1 Lowan Av YALLAMBIE 3085	\$915,000	26/07/2025
3	70 Looker Rd MONTMORENCY 3094	\$990,000	28/06/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/10/2025 13:16

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

01/10/2024 - 30/09/2025: \$1,150,000



Property Type:
Agent Comments

Comparable Properties



65 Coventry St MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$927,000
Method: Private Sale
Date: 11/08/2025
Property Type: House
Land Size: 388 sqm approx



1 Lowan Av YALLAMBIE 3085 (REI/VG)

Agent Comments



Price: \$915,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 538 sqm approx



70 Looker Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 564 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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